





The Property Specialists

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50 Merchant Way, Cottingham HU16 4PS
Guide Price £235,000

- Deceptively spacious home
- Semi-detached
- Extremely versatile accommodation
- Four bedrooms plus study
- Good access to village centre
- Garage, driveway & 2 further allocated parking spaces
- Enclosed courtyard garden
- Cul-de-sac location
- EPC Rating: C
- Council Tax Band: D

An incredibly spacious semi-detached house with particularly versatile accommodation offering four bedrooms plus study arranged over three floors and extending to in excess of 1,360 square feet.

The property is located in a cul-de-sac position benefitting from excellent access to the extensive facilities available within the village of Cottingham, and also having great access to Hull city centre.

The layout has been extremely well considered and designed for modern family day living, and as well as offering flexible accommodation also benefits from an integral single garage, driveway, two further allocated car parking spaces and attractive stone paved rear enclosed courtyard garden. This really is a super home, the size and quality of which is first class.

LOCATION

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Slate floor, return staircase to first floor, built-in cloaks cupboard, personal access door to garage and radiator.

CLOAKROOM

Low level w.c. and wash hand basin, slate floor, PVCu sealed unit double glazed window and radiator.

KITCHEN/DAY ROOM

17'6" x 11'3" (5.33m x 3.43m)
Cream base and eye level units incorporating a gas hob with electric oven and stainless steel single drainer sink unit, integrated fridge freezer, plumbing for automatic washing machine and dishwasher, PVCu sealed unit double glazed French doors to garden and two radiators.

FIRST FLOOR

LANDING

Radiator.

LIVING ROOM

17'7" x 11'2" (5.36m x 3.40m)
PVCu sealed unit double glazed window and two radiators.

BEDROOM 3

10'6" x 9' (3.20m x 2.74m)
PVCu sealed unit double glazed window and radiator.

STUDY

8' x 7' (2.44m x 2.13m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

9' x 5'10" (2.74m x 1.78m)
Panelled bath, wash basin and low level w.c., part tiled walls, slate tiled floor, PVCu sealed unit double glazed window and radiator.

SECOND FLOOR

MASTER BEDROOM

17'7" x 10'5" narrowing to 7' (5.36m x 3.18m narrowing to 2.13m)
PVCu sealed unit double glazed window and radiator, cupboard housing the immersion heater.

EN-SUITE SHOWER ROOM

6'9" x 5'9" (2.06m x 1.75m)
Shower in corner cubicle, wash basin and low level w.c., part tiled walls, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'3" x 9'9" (3.43m x 2.97m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

11'3" x 7'4" (3.43m x 2.24m)
PVCu sealed unit double glazed window and radiator.

GARAGE

16' x 8'6" (4.88m x 2.59m)
Having light and power laid on with up-and-over door.

OUTSIDE

The property is approached via a paved pathway and benefits from a tarmacadam drive leading to the garage along with two further allocated car parking spaces.

To the rear of the property is an attractively presented fenced stone paved courtyard garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



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